

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/140 Williams Street Frankston VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

27/8 Samada Street Frankston VIC 3199	\$395,000	24-Feb-21
3/32-34 Roberts Street Frankston VIC 3199	\$400,000	10-Jan-21
5/171-175 Beach Street Frankston VIC 3199	\$395,000	15-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 March 2021



27/8 Samada Street Frankston VIC 3199

Sold Price

^{RS} **\$395,000**

Sold Date

24-Feb-21

 2

 1

 1

Distance

0.4km



3/32-34 Roberts Street Frankston VIC 3199

Sold Price

\$400,000

Sold Date

10-Jan-21

 2

 1

 1

Distance

0.79km



5/171-175 Beach Street Frankston VIC 3199

Sold Price

\$395,000

Sold Date

15-Jan-21

 2

 1

 1

Distance

1.32km



5/31 Brooklyn Avenue Frankston VIC 3199

Sold Price

^{RS} **\$450,000**

Sold Date

22-Feb-21

 2

 1

 1

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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